



CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 19, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING 4
CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

☐ VACANT
☐ HOLLY HOGUE

☐ NICHOLAS KAUFFMAN, Vice Chair
☐ LORENA ECHEVERRIA de Misi, Secretary
☐ JON LUX

☐ THOMAS BALESTIERE
☐ MICHAEL DION

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS
3. MINUTES: Approve Minutes from the Regular Meeting of May 15, 2012
4. CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)
5. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL: **NONE**
 - B. SUBDIVISION APPROVALS:
 1. Caballo Ranch Section 4 (FP-08-015)
20.032 acres, 65 single family lots, 1 Water quality, PUE and Drainage Easement lot
Located on Caballo Ranch Boulevard and Manada Trail
Owner: Caballo Ranch Investments, LP
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
 2. Parkwest Estates Preliminary Plan (PP-12-001)
27.60 acres, 77 single family lots
Located at 407 West Park Street
Owner: Ryland Group, Inc
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
 3. Cedar Park Town Center Section XII (FP-12-006)
3.003 acres, 19 single family lots, 1 open space lot
Located on East New Hope Drive just east of Enchanted Rock Drive
Owner: Continental Homes of Texas, LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS:
 - A. Scottsdale Crossing, Z-12-010 - WITHDRAWN
 - B. Parkwest Estates, Z-12-002 - PULLED
 - C. CP57, Z-12-008 – POSTPONEMENT REQUEST TO JULY 17, 2012 P&Z AGENDA
7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.
 - A. Evelyn LP, Z-12-006 (related to item 8A)
 - B. Quest Village, Z-12-007 (related to item 8B)
 - C. 620 Self Storage, Z-12-009 (related to item 8C)
8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:
 - A. Consider a request by Evelyn LP and ET AL to rezone approximately 2.92 acres from Local Retail (LR) to General Office (GO) for property located on S. Lakeline Boulevard near the corner of Old Mill and Lakeline Boulevard. (Z-12-006)
Owner: Evelyn LP and ET AL
Agent: Jennie Braasch, Pohl Partners
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Office (GO)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
 - B. Consider a request by LADA One to rezone approximately 3.639 acres from General Retail (GR) to General Office (GO) for property located on the southside of E. Whitestone Boulevard just east of the intersection of E. Whitestone Boulevard and Discovery Boulevard. (Z-12-007)
Owner: LADA One
Agent: Shelly Mitchell, Pape-Dawson
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Office (GO)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
 - C. Consider a request by CWT & C LT to rezone approximately 4.09 acres from General Retail (GR) to Commercial Services (CS) for property located north of 12342 Ranch Road 620 North. (Z-12-009)
Owner: CWT & C LT
Agent: Daniel Hart, Baker-Aicklen
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report

9. FUTURE LAND USE PLAN AMENDMENTS:

- A. Property surrounding 12342 Ranch Road 620

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):

- A. Resubdivision of Lot 1 Lakeline Riviera Subdivision
4.907 acres, 2 commercial lots
Located at northwest corner of US Highway 183/Bell Boulevard and Lakeline Boulevard
Owner: Lakeline Market, Ltd.
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
1) Public Hearing
2) P&Z Action

11. CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING):

- A. Lakeline Sports (SDC-12-00001)
2.836 acres, 1 commercial lot
Located at 920 Old Mill Road
Owner: Caspita Industries, Inc.
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
1) Public Hearing
2) P&Z Action

12. DISCUSSION AND POSSIBLE ACTION: **None**

13. ADMINISTRATIVE ITEMS:

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

- A. Report on City Council Actions Pertaining to Zoning Matters from May 24, 2012 and June 14, 2012
B. Director and Staff Comments – July agenda will include a presentation on spot zoning
C. Commissioners Comments
D. Request for Future Agenda Items
E. Designate Delegate to Attend Next Council Meetings on June 28, 2012 and July 12, 2012

14. ADJOURNMENT

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the Planning and Zoning Commission.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline

or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the Planning and Zoning Commission, non-agenda items may be presented by citizens to the Planning and Zoning Commission for informational purposes; however, by law, the Planning and Zoning Commission shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session Items on this agenda, if any.

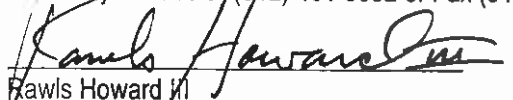
CERTIFICATE

I certify that the above notice of the Regular Called Planning and Zoning Commission Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building 4, Cedar Park, Texas. This notice was posted on:

JUN 13 '12 PM 3:51

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Complex Meeting Rooms are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or Fax (512) 401-5003 for further information.


Rawls Howard III
Director of Planning and Development Services

Notice Removed: _____
Date Stamped (Month, Day, Year, AM/PM, Time)

MINUTES FOR
CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, MAY 15, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING 4, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

☐ VACANT
☐ HOLLY HOGUE

☒ NICHOLAS KAUFFMAN, Vice Chair
☐ LORENA ECHEVERRIA DE MISI, Secretary
☒ JON LUX

☒ THOMAS BALESTIERE
☒ MICHAEL DION

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
Vice Chair Kauffman called the meeting to order at 6:32 P.M. He read the "Chairman's Sheet" explaining the meeting procedures. Secretary Echeverria de Misi and Commissioner Hogue were absent. All other Commissioners were present and a quorum was declared. One place was vacant. Vice Chair Kauffman welcomed the new Commissioner, Michael Dion.
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS
Vice Chair Kauffman led the audience in the U.S. Pledge of Allegiance and the Texas Pledge.
3. MINUTES: Approve Minutes from the Regular Meeting of April 17, 2012
MOTION: Commissioner Lux moved to approve the Minutes of the Regular Meeting of April 17, 2012 Minutes as presented. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.
4. CITIZEN COMMUNICATIONS *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)* **None.**
5. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL:
(Note: In accordance with the statutory requirements of the Texas Local Government Code reflected in City Ordinance Sections 12.03.001, 12.05.004, 12.06.004 the following applications are recommended for statutory disapproval in order to allow the City to process the application. These applications will continue through the review process without bias and will be placed on the agenda in a timely manner once the review process is complete. Disapproval in order to meet the statutory requirements under these sections shall not bias future consideration of this application by the Planning and Zoning Commission.)
 1. VFW Post, Amended Plat of Lots 1 and 2 (FPD-12-003)
2.638 acres, 2 commercial lots
Located 601 and 607 West Whitestone Boulevard
Owner: Ronnie McMellon
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
 2. Breakaway Park Section 2A, Resubdivision of Lot 5
3.862 acres, two residential lots
Located at 2818 Kenai Drive
Owner: Wilson Land and Cattle Company
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

3. BLT Salido Subdivision, Resubdivision of Lot 1A Starfish Office Subdivision (SFP-12-005)
7.891 acres, 2 commercial lots
Located at 3401 El Salido Parkway
Owner: BLT Salido LLC
Staff Resource: Amy Link
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Cedar Park Town Center Section XI (FP-12-005)
2.4 acres, 24 single family lots, 1 open space lot
Located on Lost Pine Lane, south of East New Hope Drive
Owner: Continental Homes of Texas, LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve

MOTION: Commissioner Lux moved to recommend approval of Consent Agenda Items 5.A.1 through 5.B.1 as presented. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.

6. POSTPONEMENTS/WITHDRAWN/PULLED REQUESTS:

- A. Parkwest Estates, Z-12-002

MOTION: Commissioner Lux moved to postpone Item 6A to June 19, 2012. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended. **None**

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS: **None**

9. FUTURE LAND USE PLAN AMENDMENTS: **None**

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):

- A. Variance Request – SFP-12-006 Variance request by Wilson Land and Cattle to City Code of Ordinances Chapter 12, Subdivision Ordinance, Section 12.12.010(A)(7) Lot Arrangements regarding flag lots for property located at 2818 Kenai Drive.
Owner: Wilson Land and Cattle
Agent: Bruce Fowler
Staff Resource Person: Amy Link
Staff proposal to P&Z: Not recommended
1) Public Hearing
2) P&Z Action

Rawls Howard, Development Services Director, made the presentation. He described the flag lot. He advised that Randal Blesing, Fire Marshal, and Darwin Marchell, Engineering Director, were available to answer questions. He reviewed the criteria required for a variance. The proposed configuration would create a lot (5B) that would not comply with the county's two acre minimum standard. Staff was generally supportive of the applicant's request, but recommended that if the

Commission approves the request, it should condition its approval upon the applicant's extension of water and wastewater utilities to the proposed Lot 5B.

Brian Fowler, applicant, advised that he had received the Homeowner's Association approval. He advised that he would support the condition suggested by staff. He wanted to create two lots to separate the liability of his hangar from his home. There was discussion among the Commissioners concerning the utilities.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION for Flag lot Variance Findings. Based on the following evidence presented by the applicant on the flag lot variance request for property located at 2818 Kenai Drive, Vice Chair Kauffman made a motion that the Commission find as follows:

- I) The variance request must satisfy at least one of the following three criteria.
It does not satisfy one criteria:
 - a) The proposed lot configuration is needed to abate an acute topographical condition or other unusual property accessibility constraint not created by the applicant.
It does satisfy the following two criteria.
 - b) The proposed lots are under two acres within the City's ETJ, and
 - c) The unusual adjacent property boundary configuration constrains the arrangement of an otherwise standard lot configuration.
- II.) The variance request must satisfy all four of the second set of criteria and only meets the following two:
 - a) The proposed lot does not circumvent the normal platting of streets for public and emergency access.
 - b) The proposed lot does not prevent the extensions of streets to adjacent property.
It does not satisfy the following criteria:
 - c) The proposed lot width is not less than fifty feet in width at its frontage connection with the adjacent public or approved private street. It is thirty feet in width.
 - d) The narrow or elongated part of the proposed lot 'pole' does not exceed one hundred feet in length, measured from the connecting street frontage to where the lot widens into a 'flag' shape to receive a suitable building area where a building setback line shall be established; nor shall more than two adjacent neck lots be connected. The narrow part of the proposed lot 'pole' is greater than four hundred feet.
- III) The variance request does satisfy both of the following criteria:
 - a) The proposed lot configuration does not circumvent the normal platting of streets for public and emergency access and
 - b) The proposed lot configuration does not prevent the extensions of streets to adjacent property.

Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.

MOTION for General Variance Findings. Based on the evidence presented in support of the applicant's variance request on the flag lot variance, Vice Chair Kauffman made a motion that the Commission find as follows:

- 1) There are special circumstances or conditions affecting the land involved, such as lot size, shape, orientation, or topography, or conditions of surrounding properties that are not self-induced or created by the applicant, nor are they strictly pecuniary or financial, for the reasons that the lot's boundary configuration is unusual and would prevent subdividing.
- 2) Strict application of the Ordinance would result in an undue hardship and deprive the applicant of the reasonable use of his property, for the reasons that without subdividing the property, the applicant cannot develop due to the geometry of the lot.
- 3) The requested variance is necessary for the preservation and enjoyment of substantial property rights of the applicant for the reason that it would promote development of the property within the proposed subdivision.
- 4) The granting of the requested variance will not be detrimental to the public health, safety, or welfare, or injurious to other property or public facilities in the area, for the reasons that the proposed lot similar in character to other lots in the Breakaway Subdivision.
- 5) The granting of the requested variance will not prevent the orderly development of the applicant's property and/or property in the vicinity, if the variance is granted with a condition requiring the applicant to secure water and wastewater.

Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.

MOTION to Grant Variance. Based on those findings, Vice Chair Kauffman made a motion that the Commission grant the variance request by Wilson Land and Cattle for the property located at Lot 5B of Breakaway Park Section 2A, Resubdivision of Lot 5, subject to the following condition: The applicant extension of water and wastewater utilities to proposed lot will occur at the expense of the applicant. Commissioner Lux seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.

11. **CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING):** None.

12. **DISCUSSION AND POSSIBLE ACTION ITEMS:**

A. Discussion and possible action of an Ordinance Amendment to Chapter 11 – Zoning, Article 11.12 Definitions; and Article 11.05 Architectural Design Standards, adding Division 3 Design Requirements for Large Scale Retail Developments; and Chapter 14, Site Development, Section 14.12.001 General Definitions; all such amendments and additions relating to large scale retail developments.

1) Public Hearing

2) P&Z Recommendation to City Council

Rawls Howard made the presentation. He reviewed the comments from the past two meetings. There was general discussion among the Commissioners concerning the hours of operation regulations and other suggested revisions.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Lux moved to recommend approval of an Ordinance Amendment to Chapter 11-Zoning, Article 11.12 Definitions; and Article 11.05 Architectural Design Standards, adding Division 3 Design Requirements for Large Scale Retail Developments; and Chapter 14, Site Development, Section 14.12.001 General Definitions; as presented by staff with the following amendment of striking Section 11.05.035 Hours of Operations. Commissioner Balestiere seconded the motion. The motion passed unanimously, 4-0, one place vacant and two absent.

13. **ADMINISTRATIVE ITEMS:**

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

A. Report on City Council Actions Pertaining to Zoning Matters from April 26, 2012 and May 10, 2012

Rawls Howard provided an update on the status of zoning cases that went to City Council.

B. Director and Staff Comments

Rawls Howard stated that he had an orientation meeting with Michael Dion. He advised that legal is reviewing and assessing a request for city domain email accounts. He also met with Vice Chair Kauffman concerning a 'Planning 101' type workshop within the next few months. It was suggested that the workshop be one-half or a full day.

C. Commissioners Comments. **None.**

D. Request for Future Agenda Items.

Vice Chair Kauffman would like to have an item on the concept and history of spot zoning from legal. When asked about adding elections, Rawls Howard advised that elections are scheduled in August. The Commissioners were satisfied with waiting until August for elections. It was clarified that since the Vice Chair will be presiding over the meetings until the elections, the Secretary will become the next in line if the Vice Chair is absent.

E. Designate Delegate to Attend Next Council Meetings on May 24, 2012 and June 14, 2012
Commissioner Lux stated that he would attend both.

14. **ADJOURNMENT**

Vice Chair Kauffman adjourned the meeting at 7:35 p.m.

PASSED AND APPROVED THE 19TH DAY OF JUNE, 2012.

NICHOLAS KOFFMAN, Vice Chairman

ATTEST:

LORENA ECHEVERRIA DE MISI, Secretary

June 19, 2012

Planning and Zoning Commission

Item:

Subdivision

Caballo Ranch Section 4

5B1

Case Number: FP-08-015

OWNER/APPLICANT: Dan McFall/Caballo
Ranch Investments, LP

AGENT: Douglas Rummel- Carlson,
Brigance & Doering, Inc

STAFF: Emily Barron, 401-5054, barron@cedarparktx.us

LOCATION: Located at the extension of Manada Trail

COUNTY: Williamson

AREA: 20.099 acres

ZONING: SF-2

SUBDIVISION DESCRIPTION: 65 single family lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve

June 19, 2012

Subdivision

Planning and Zoning Commission

Parkwest Estates

Item:#

5B2

Case Number: PP-12-001

OWNER: Ryland Group

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: south side of Cedar Park Drive just west of US Hwy 183

COUNTY: Williamson

AREA: 27.60 acres

ZONING: SF

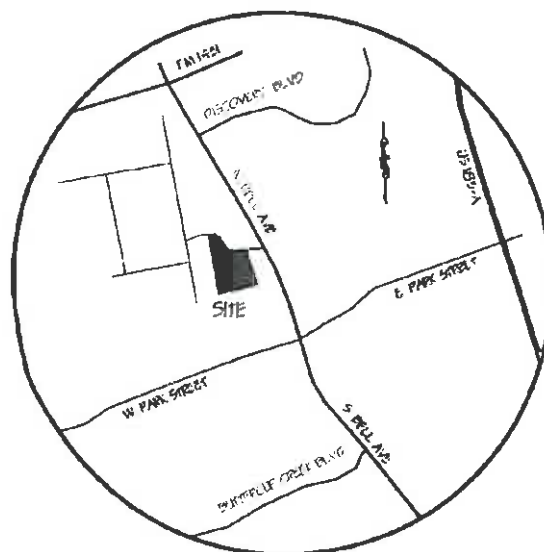
SUBDIVISION DESCRIPTION: 77 single family lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve



LOCATION MAP

NOT TO SCALE

June 19, 2012

Subdivision

Planning and Zoning Commission

Cedar Park Town Center Section XII

Item:#

5B3

Case Number: FP-12-006

OWNER: Continental Homes of Texas, LP

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: Lost Pines Lane, south of East New Hope Drive and east of Enchanted Rock Dr.

COUNTY: Williamson

AREA: 3.003 acres

ZONING: Downtown District (DD)

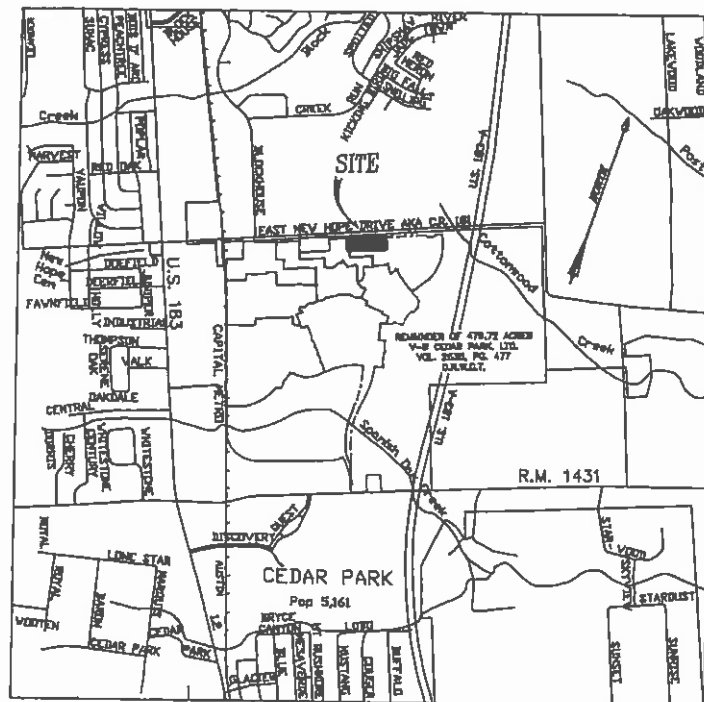
SUBDIVISION DESCRIPTION: 19 single family lots, 1 open space lot

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve



LOCATION MAP
NOT TO SCALE

June 19, 2012

Zoning

Planning and Zoning Commission
CP57

Item:
6C

Case Number: Z-12-008
and Future Land Use Plan Amendment

OWNER/APPLICANT: Bula Lewis Farms, LP

AGENT: Paul Linehan, Land Strategies

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: On the west side of Ronald Reagan Boulevard just north of E. Whitestone Boulevard

COUNTY: Williamson County

AREA: 57.67 acres

EXISTING ZONING: Development Reserve (DR) and Rural Agriculture (RA)

PROPOSED ZONING: Tract 1 - Multi Family (MF) 22.96 acres
Tract 2 - General Retail (GR) 5.64 acres
Tract 3 - Townhome (TH) 6.97 acres
Tract 4 - Open Space Recreation (OSR) 22.04 acres

The applicant has requested a postponement of this item until July 17, 2012.



June 19, 2012

Zoning

Planning and Zoning Commission

Evelyn LP

**Item:
7A & 8A**

Case Number: Z-12-006

OWNER/APPLICANT: Evelyn LP

AGENT: Jennie Braasch, Pohl Partners

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: South Lakeline Boulevard just north of the intersection of Old Mill and Lakeline Boulevard

COUNTY: Williamson County

AREA: 2.92 acres

EXISTING ZONING: Local Retail (LR)

PROPOSED ZONING: General Office (GO)

STAFF RECOMMENDATION: General Office (GO)

FUTURE LAND USE PLAN EXISTING: Neighborhood Office/Retail/Commercial

FUTURE LAND USE PLAN PROPOSED: Neighborhood Office/Retail/Commercial

SUMMARY OF APPLICANT'S REQUEST:

The applicant's request is to rezone approximately 2.92 acres from Local Retail (LR) to General Office (GO) for property located on South Lakeline Boulevard just north of the intersection of Old Mill and Lakeline.

EXISTING SITE and SURROUNDING USES:

The site is currently undeveloped and surrounded by undeveloped property on the east, west, and south and Lakeline Boulevard to the north.

June 19, 2012

Zoning

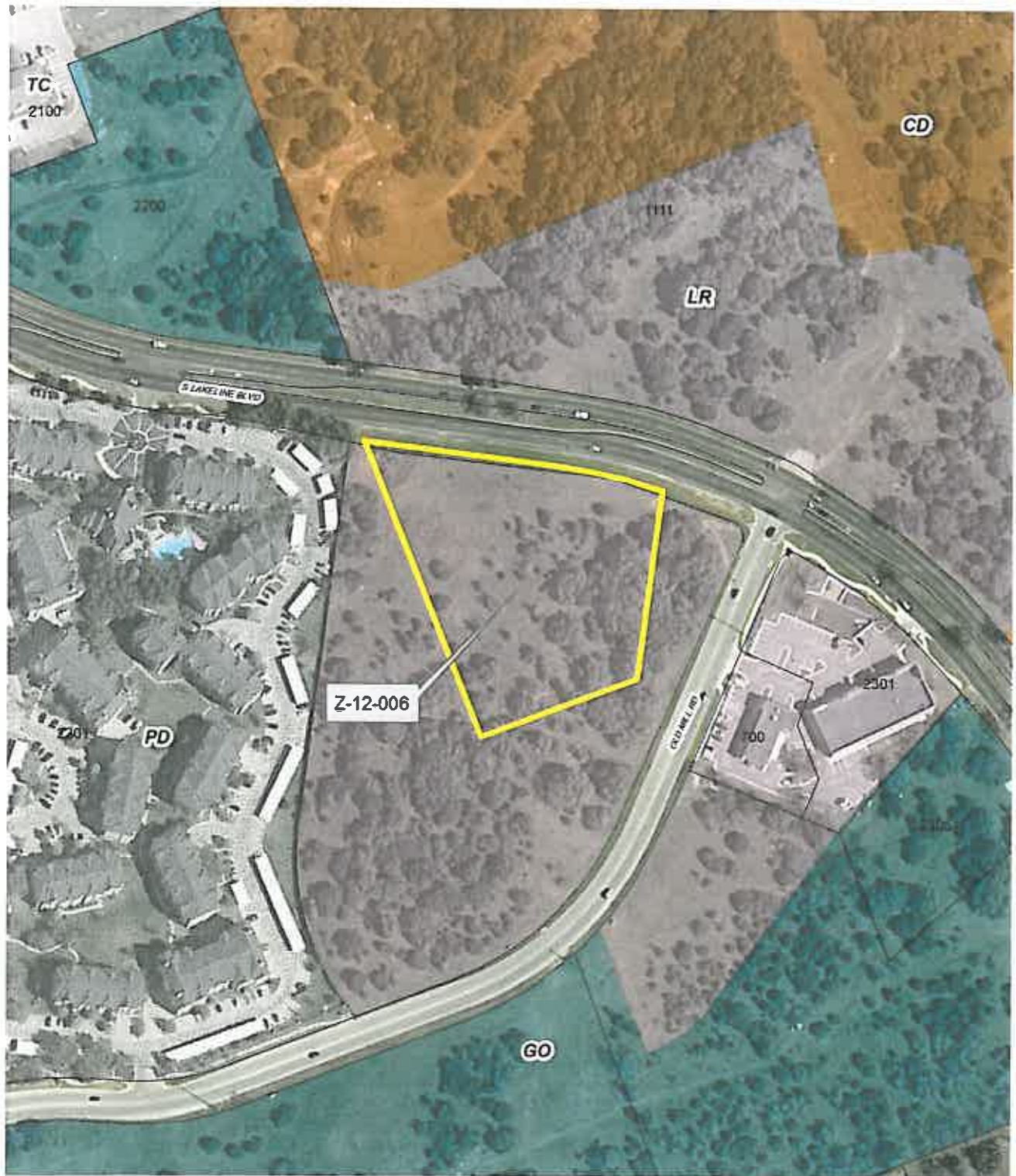
Planning and Zoning Commission

Evelyn LP

Item:

7A & 8A

Case Number: Z-12-006



June 19, 2012

Planning and Zoning Commission

Item:

Zoning

Evelyn LP

7A & 8A

Case Number: Z-12-006

PURPOSE OF REQUESTED ZONING DISTRICTS:

The General Office District, GO, is established to provide for office buildings and businesses that support large office complexes. This district permits uses that serve the community as a whole and provides regional employment opportunities. This district should be located between activity nodes along arterial roadways; it can also provide for transitional land uses between neighborhoods and more intensive commercial and regional activities.

The following uses are permitted in the GO district:

| | |
|---|--|
| Administrative offices | Extended care facilities, nursing home |
| Ambulatory surgery center | Medical offices |
| Art gallery | Medical or dental clinics |
| Automated teller machine | Medical, surgical, and dental supply |
| Banks | houses |
| College or university | Places of worship |
| Communication services | Professional offices |
| Convalescent nursing home | Public buildings |
| Day care center, adult | Personal improvement services |
| Day care center, child | Retail gift store |
| Day care center, incidental | Software development |
| Drug Store | Vocational or trade school |
| Dry cleaning and/or laundry, on-site plant | |

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Neighborhood Office/Retail/Commercial, with compatible zoning districts of Local Retail (LR), General Office (GO), Transitional Commercial (TC) and Transitional Office (TO).

The applicant's request for the General Office (GO) zoning district complies with the Future Land Use Plan and is consistent with the goals and purposes set forth in the Comprehensive Plan as outlined below:

4.1.6 Economic Development Goals

- 1) Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services;
- 2) Attract commercial development to Cedar Park in order to reduce tax burden on residential property.

June 19, 2012

Planning and Zoning Commission

Item:

Zoning

Evelyn LP

7A & 8A

Case Number: Z-12-006

SITE INFORMATION:

Corridor Overlay:

Lakeline Boulevard is a corridor roadway.

Transportation:

Lakeline Boulevard is classified as a major arterial roadway.

Subdivision:

A subdivision will be required prior to development of this property.

Setback Requirements:

| | |
|---------------|-----|
| Front Setback | 25' |
| Side Setback | 12' |
| Rear Setback | 5' |

Architectural Requirements:

This site is subject to 100% masonry.

STAFF ANALYSIS:

The applicant's request supports the goals of the Comprehensive Plan and is consistent with the Future Land Use Plan as well as the purpose statement of the General Office (GO) district.

STAFF RECOMMENDATION:

Staff recommends rezoning this property from Local Retail (LR) to General Office (GO).

PUBLIC NOTICE: June 6, 2012 Cedar Park Statesman; Notices were mailed to the 7 property owners within 300' of the subject tract

PUBLIC INPUT: Staff received no inquiries at the time of publication of this report

PROPOSED CITY COUNCIL HEARINGS: July 26, 2012 ~ 1ST Reading
August 9, 2012 ~ 2ND Reading

June 19, 2012

Zoning

Planning and Zoning Commission

Quest Village, Lot 2

Item:

7B & 8B

Case Number: Z-12-007

OWNER/APPLICANT: LADA One, Ltd.

AGENT: Shelly Mitchell, Pape-Dawson Engineers, Inc.

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: Southside of East Whitestone Boulevard just east of Discovery Boulevard

COUNTY: Williamson County

AREA: 3.639 acres

EXISTING ZONING: General Retail (GR)

PROPOSED ZONING: General Office (GO)

STAFF RECOMMENDATION: General Office (GO)

FUTURE LAND USE PLAN EXISTING: Regional Office/Retail/Commercial

FUTURE LAND USE PLAN PROPOSED: Regional Office/Retail/Commercial

SUMMARY OF APPLICANT'S REQUEST:

The applicant's request is to rezone approximately 3.639 acres from General Retail (GR) to General Office (GO) for property located on the southside of East Whitestone Boulevard just east of Discovery Boulevard.

SITE:



June 19, 2012

Zoning

Planning and Zoning Commission

Quest Village, Lot 2

**Item:
7B & 8B**

Case Number: Z-12-007

SURROUNDING LAND USES:

North: East Whitestone Boulevard and Planned Development (PD):



South: PD, Multi Family:



East: General Retail (GR) developed hotel:

June 19, 2012

Zoning

Planning and Zoning Commission

Quest Village, Lot 2

Item:

7B & 8B

Case Number: Z-12-007



West: Property under construction and zoned General Office (GO)

PURPOSE OF REQUESTED ZONING DISTRICTS:

The General Office District, GO, is established to provide for office buildings and businesses that support large office complexes. This district permits uses that serve the community as a whole and provides regional employment opportunities. This district should be located between activity nodes along arterial roadways; it can also provide for transitional land uses between neighborhoods and more intensive commercial and regional activities.

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Regional Office/Retail/Commercial, with compatible zoning districts of General Office (GO), General Retail (GR) and Mixed Use (MU).

The applicant's request for the General Office (GO) zoning district complies with the Future Land Use Plan and is consistent with the goals and purposes set forth in the Comprehensive Plan.

June 19, 2012

Zoning

Planning and Zoning Commission

Quest Village, Lot 2

Item:

7B & 8B

Case Number: Z-12-007

SITE INFORMATION:

Corridor Overlay:

East Whitestone Boulevard is a corridor roadway.

Transportation:

East Whitestone Boulevard is classified as an arterial roadway with a traffic volume of approximately 34,942 daily trips.

Subdivision:

This property is part of Quest Village Section 2 subdivision.

Setback Requirements:

| | |
|---------------|-----|
| Front Setback | 25' |
| Side Setback | 12' |
| Rear Setback | 5' |

Architectural Requirements:

This site is subject to 100% masonry.

STAFF ANALYSIS:

The applicant's request to rezone the property to General Office (GO) and is consistent with the goals of the Comprehensive Plan as outlined below:

- 4.1.6 Economic Development Goals – 1) Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services; 2) Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment which supports existing businesses. 3) Attract commercial development to Cedar Park in order to reduce tax burden on residential property.

The applicant's request supports the goals of the Comprehensive Plan and is consistent with the Future Land Use Plan as well as the purpose statement of the General Office (GO) district.

The following uses are permitted in the GO district:

Administrative offices
Ambulatory surgery center
Art gallery
Automated teller machine
Banks

College or university
Communication services
Convalescent nursing home
Day care center, adult
Day care center, child

| | | |
|------------------------------|---------------------------------------|--------------------|
| June 19, 2012 | <i>Planning and Zoning Commission</i> | Item: |
| Zoning | Quest Village, Lot 2 | 7B & 8B |
| Case Number: Z-12-007 | | |

Day care center, incidental
Drug Store
Dry cleaning and/or laundry,
on-site plant
Extended care facilities,
nursing home
Medical offices
Medical or dental clinics

Medical, surgical, and dental supply
houses
Places of worship
Professional offices
Public buildings
Personal improvement services
Retail gift store
Software development
Vocational or trade school

STAFF RECOMMENDATION:

Staff recommends rezoning this property from General Retail (GR) to General Office (GO).

PUBLIC NOTICE: June 6, 2012 Cedar Park Statesman; Notices were mailed to the 4 property owners within 300' of the subject tract

PUBLIC INPUT: Staff received no inquiries at the time of publication of this report

PROPOSED CITY COUNCIL HEARINGS: July 26, 2012 ~ 1ST Reading
August 9, 2012 ~ 2ND Reading

| | | |
|--------------------------------|---------------------------------------|--------------------|
| June 19, 2012 | <i>Planning and Zoning Commission</i> | Item: |
| Zoning | 620 Self Storage | 7C & 8C |
| Case Number: # Z-12-009 | | |

OWNER: CWT & C, LT

AGENT: Daniel Hart, Baker-Aicklen and Associates

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: North of 12342 Ranch Road 620 North

COUNTY: Williamson County

AREA: 4.09 acres

EXISTING ZONING: General Retail (GR)

PROPOSED ZONING: Commercial Services (CS)

STAFF RECOMMENDATION: General Retail (GR)

EXISTING FUTURE LAND USE DESIGNATION: Regional Office/Retail/Commercial

PROPOSED FUTURE LAND USE DESIGNATION: Industrial

SUMMARY OF REQUEST:

The applicant is requesting to rezone approximately 4.09 acres located north of 12342 Ranch Road 620 North from GR to CS, with the intent of expanding the self-storage use north of the existing facility.

EXISTING SITE and SURROUNDING LAND USES:

The site is currently undeveloped and is surrounded by Shenandoah Baptist Church (ETJ) to the north, undeveloped land in the City of Austin to the east, an existing storage facility to the south, and undeveloped GR zoned property to the west.

June 19, 2012

Zoning

Planning and Zoning Commission

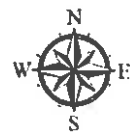
620 Self Storage

Item:
7C & 8C

Case Number: # Z-12-009



Z-12-009



June 19, 2012

Planning and Zoning Commission

Item:

Zoning

620 Self Storage

7C & 8C

Case Number: # Z-12-009

PURPOSE OF REQUESTED ZONING DISTRICT:

The Commercial Services District, CS, is established to provide for business and commercial activities that are typically more intensive than consumer retail enterprises, often larger in scale, and often are designed to serve the region. Since generally they are not fully compatible with office or consumer retail uses, the permitted uses found in this district are combined in order to promote economic development and regional enterprise in a positive and sustainable manner for the City.

PERMITTED USES in CS:

| | |
|---|--|
| Accessory structures | Office/warehouse |
| Automobile repair shop | Pawn shop |
| Automotive paint and body shop | Permanent makeup, tattooing, body piercing |
| Automotive parts and accessories sales | Pest control, exterminating services |
| Automotive tire stores | Pool and spa sales and service |
| Automotive upholstery shop | Print shop |
| Boarding kennels | Recreational vehicle park |
| Communication services | Seasonal businesses |
| Construction sales and services | Self storage |
| Crematorium | Temporary buildings |
| Dry cleaning and/or laundry facility, on-site | Trade shop |
| Equipment rental | Truck stop |
| Food preparation | Upholstery shops, not involving |
| Gasoline service stations, general | manufacture |
| Greenhouses, commercial | Utility services, general |
| Indoor shooting range | Veterinary services |
| Indoor sports and recreation | Wireless telecommunications facilities |
| Office/showroom | Wrecker, impoundment |

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Regional Office/Retail/Commercial uses, with compatible zoning districts being General Retail (GR), General Office (GO), and Mixed Use (MU).

The applicant's request for CS does not comply with the Future Land Use Plan (FLUP). The CS district requires an Industrial FLUP designation. An Industrial designation would allow zoning districts such as Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI), and Heavy Industrial (HI).

A Future Land Use amendment is being processed concurrently with the zoning application (See agenda item 9A).

June 19, 2012

Planning and Zoning Commission

Item:
7C & 8C

Zoning

620 Self Storage

Case Number: # Z-12-009

SITE INFORMATION:

Corridor Overlay:

This tract is not located within the Corridor Overlay.

Transportation:

Ranch Road 620 North is classified as a major arterial in the vicinity of this site.

Water and Wastewater Utilities:

Water and wastewater lines are sized adequately for the existing and requested zoning on the site.

Subdivision:

The property is not subdivided.

Setback Requirements:

| | |
|----------------------|---|
| | Commercial Services (CS) |
| Front setback | 25' |
| Side setback | 12' |
| Rear setback | 5' |

Architectural Requirements:

Structures built within the CS district require 100% masonry construction.

CASE HISTORY:

| Case Number | Request | P&Z Recommendation | CC Action |
|-------------|---------------------------|--------------------|-------------|
| Z-96-019 | 26.90 acres from DR to GR | Recommended GR | Approved GR |

STAFF COMMENTARY:

The subject site was originally zoned GR in 1996. The applicant is requesting CS with the intent of expanding the existing self storage site located south of the subject tract.

Staff does not support the applicant's request due to the following:

1. The applicant's request is not compliant with the FLUP;
2. The request would not support the economic development goals of the Comprehensive Plan, specifically those geared toward providing increased sales tax revenues, retail growth and employment generation;

| | | |
|--------------------------------|---------------------------------------|--------------------|
| June 19, 2012 | <i>Planning and Zoning Commission</i> | Item: |
| Zoning | 620 Self Storage | 7C & 8C |
| Case Number: # Z-12-009 | | |

3. The existing self-storage fronting RR 620 is a nonconforming use due to the City's Corridor Overlay requirements. Staff believes that by allowing expansion to the rear of the property for a use that is non-conforming on the front can be viewed as contradictory from a policy standpoint;
4. Despite the depth of the tract from RR 620, staff feels this site could be combined with the existing self-storage site to the south if demolished and redeveloped or incorporated with the land to the east that fronts along Ridgeline Boulevard to create a larger retail development;
5. A potential alternative exists for expansion of the current self-storage to the east of the site in the City of Austin, whereby the overlay requirements of the City would not be applicable.

STAFF RECOMMENDATION:

Staff does not support the applicant's request for CS and recommends retention of the GR designation.

PUBLIC INPUT: To date, no public testimony has been received.

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman June 6, 2012
5 letter notices were sent to property owners within the 300' buffer

PROPOSED CITY COUNCIL HEARINGS: (July 26, 2012) 1ST Reading
(August 9, 2012) 2ND Reading

June 19, 2012

Planning and Zoning Commission

Item:

Future Land
Use Plan
Amendment

620 Self Storage

9A

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

In conjunction with the 620 Self Storage rezoning request (Z-12-009), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

- Amend the Future Land Use map for 4.09 acres located north of 12342 RM 620 North from Regional Office/Retail/Commercial to Industrial

The Industrial designation is compatible with the following zoning districts: Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI) and Heavy Industrial (HI).

Staff does not recommend approval of this request, as it would create an isolated industrial area among retail designated property, inhibiting future growth as a retail node in the region.

Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

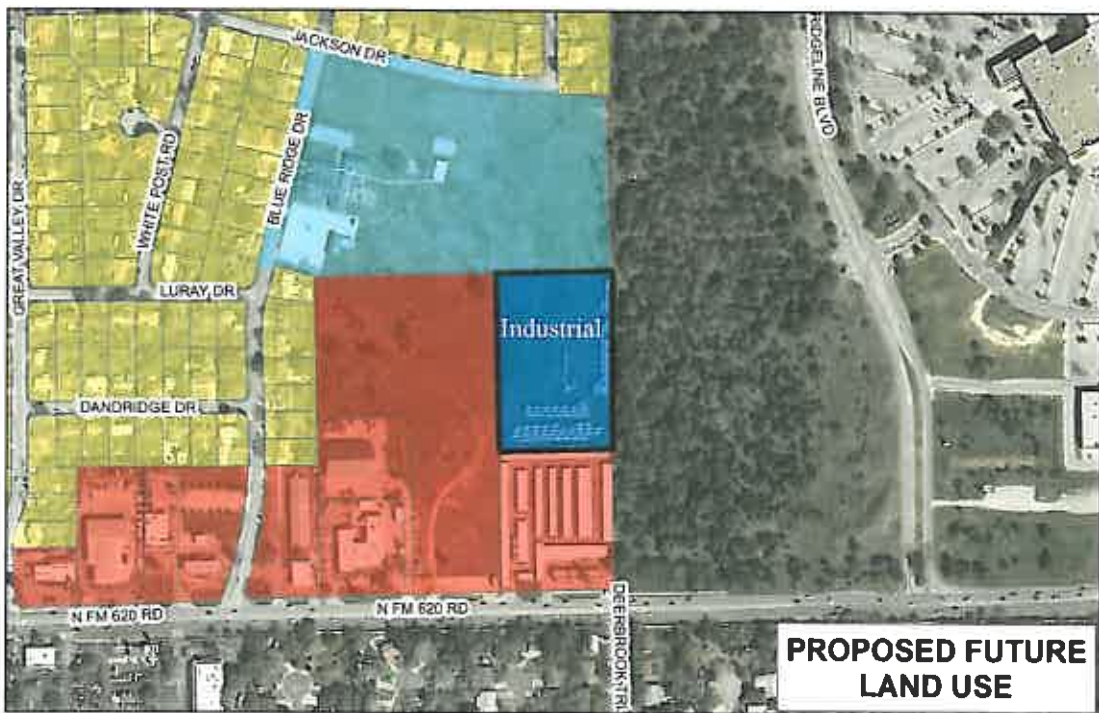
| Land Use | Current Area/Percentage | | Proposed Amendment/ Percentage | | % Change |
|---------------------------------------|-------------------------|---------------|--------------------------------|---------------|---------------|
| Employment Center | 1465.6 ac | 7.57% | 1465.6 ac | 7.57% | 0% |
| High Density Residential | 391.52 ac | 2.02% | 391.52 ac | 2.02% | 0% |
| Industrial | 329.78 ac | 1.7% | 333.87 ac | 1.72% | +0.02% |
| Institutional/Public/Utility | 953.33 ac | 4.84% | 955.38 ac | 4.84% | 0% |
| Low Density Residential | 9438.24 ac | 48.75% | 9438.24 ac | 48.75% | 0% |
| Medium Density Residential | 200.48 ac | 1.03% | 200.48 ac | 1.03% | 0% |
| Neighborhood Office/Retail/Commercial | 2162.45 ac | 11.16% | 2162.45 ac | 11.16% | 0% |
| Parks and Open Space | 2324.93 ac | 12.00% | 2324.93 ac | 12.00% | 0% |
| Regional Office/Retail/Commercial | 2106.89 ac | 10.88% | 2102.80 ac | 10.85% | -0.03% |

June 19, 2012
Future Land
Use Plan
Amendment

Planning and Zoning Commission

620 Self Storage

Item:
9A



June 6, 2012

Amy Link
Planning Department
450 Cypress Creek Road
Cedar Park, Texas 78613

Re: 620 Mini-Storage Land Use Amendment Request

This letter shall serve as a request for a Land Use Amendment regarding the 620 Mini-Storage Project located at 1232 FM 620 in Cedar Park, Texas. The request is to change an approximate 4.088-acre portion of land from the existing Land Use of Regional Office/ Retail/ Commercial to the Land Use of Industrial. The reason for the request is to accommodate the expansion of the existing Alpha Self Storage business which was grandfathered into the current Regional Office/ Retail/ Commercial Land Use. Alpha Self Storage currently has approximately 334 linear feet of frontage along FM 620 and is in negotiations to purchase the 4.088-acre portion of land immediately adjacent to their current location to the North. Upon purchase of the land, the only access that will be provided to the 4.088-acre portion will be through the existing Alpha Self Storage. Therefore, it would seem unfeasible to build or lease the Regional Office/ Retail/ Commercial portion of land under the current land use of Regional Office/ Retail/ Commercial since the only access to the business's would be required to access through the existing Alpha Self Storage site. At this time we are respectfully requesting that the Land Use of the 4.088-acre tract of land be amended to Industrial. Attached to this letter is the City of Cedar Park Future Land Use Map with the project location identified, as well as a metes and bounds description of the tract. Please contact me if you have any questions or require any additional information.

Sincerely,



Daniel Hart, P.E.
Project Engineer
Baker-Aicklen & Associates, Inc.
dhart@baker-aicklen.com
512-244-9620 ofc. 512-628-2215 direct

June 19, 2012

Planning and Zoning Commission

Item:#
10A

Subdivision

**Resubdivision of Lot 1
Lakeline Riviera Subdivision**

Case Number: SFP-12-002

OWNER: Lakeline Market, Ltd.

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.gov

LOCATION: NW Corner Lakeline Boulevard and Bell Boulevard/US Hwy 183

COUNTY: Williamson

AREA: 4.907 acres

ZONING: Local Retail – Conditional Use (LR-CU), General Office, Single Family (SF-2)

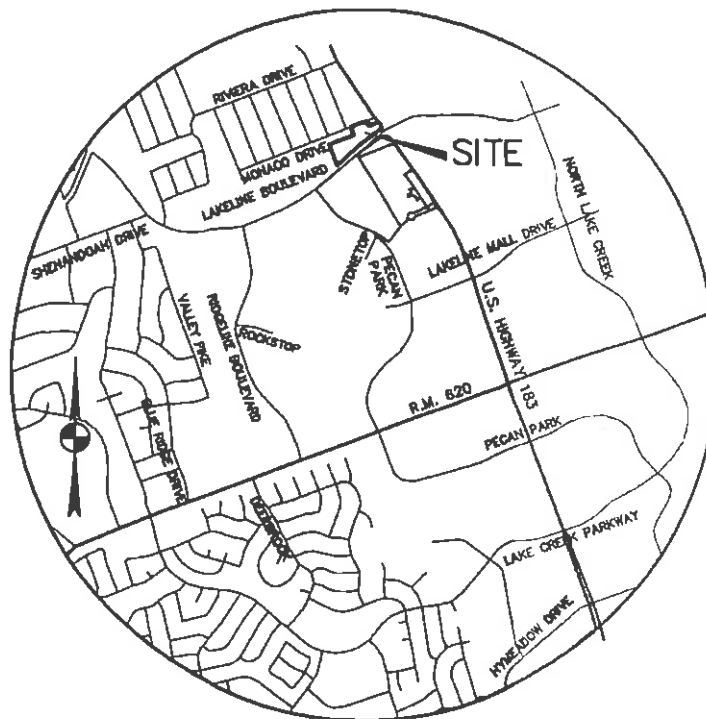
SUBDIVISION DESCRIPTION: 2 commercial lots

STAFF COMMENTS:

This plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve



VICINITY MAP
N.T.S.

June 19, 2012
Conditional Use
Permit

Planning and Zoning Commission
Lakeline Sports

Item:
11A

Case Number: SDC-12-00001

OWNER/APPLICANT: Caspita Industries, LTD

AGENT: Aaron Pesek, Brushy Creek Engineering

STAFF: Amy Link, 401-5056, link@cedarparktexas.gov

LOCATION: 920 Old Mill Road

ZONING: Local Retail-Conditional Overlay (LR-CO)

SURROUNDING LAND USES:

North: Old Mill Road

South: Single Family (ETJ)

East: Undeveloped (GO)

West: Neighborhood Park (ETJ)

COUNTY: Williamson County

AREA: 2.8 acres

The applicant's request is for a conditional use permit for Lakeline Sports, a 23,100sf indoor sports and recreation facility located at 920 Old Mill Road.

Indoor sports and recreation is identified as a conditional use within the Local Retail district. As provided for in Section 11.02.314(A) of Chapter 11-Zoning, a conditional use may not:

- a. Unduly negatively affect an adjoining site more than would a permitted use in the base district;
- b. Unduly negatively affect the safety or convenience of vehicular or pedestrian circulation; or
- c. Unduly negatively affect an adjacent property or traffic control through the location, lighting or type of a sign.

Per Section 11.02.314(E), the Planning and Zoning Commission may require that the conditional use site development comply with additional requirements for:

- a. Open space, buffer, fence, wall, or screen;
- b. Landscaping;
- c. Street improvement or dedication, vehicular ingress and egress, or traffic circulation;
- d. Signs;
- e. Characteristics of operation, including hours;
- f. Other measures that the Planning and Zoning Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

The Planning and Zoning Commission may then:

- a. Approve the site plan as proposed by the applicant if the site plan complies with the requirements listed previously;
- b. Approve the site plan pending compliance with the requirements of 11.02.314 (E); or

June 19, 2012
Conditional Use
Permit

Planning and Zoning Commission

Lakeline Sports

Item:
11A

Case Number: SDC-12-00001

- c. Deny the site plan application. If the site plan application is denied a person may not file an application for the same or substantially the same conditional use on the same or substantially the same site for a period of one year from the date of denial.

STAFF COMMENTARY:

In considering the conditional use request, the Planning Commission must find that the use will not:

- a. **Unduly negatively affect an adjoining site more than would a permitted use in the base district;**

The property was zoned Local Retail-Conditional Overlay (LR-CO) in February 2012. The Overlay includes the following conditions:

- Prohibit art gallery with retail sales, art studio, automotive parts and accessories sales, retail bakery, bed and breakfast, community center, consumer repair shop, convenience store, food sales-general, gasoline service station-limited, golf amusement, hardware stores, hotel, instant print copy services, landscape nursery and supply store, laundromat, liquor store, motel, movie and music rentals/sales, nonprofit seasonal fundraisers, pet grooming, rental libraries for sound and video recordings, research and development activities (software only), restaurant-general, retail stores, software sales/computer hardware sales, veterinary services.
- Building height shall not exceed thirty-five (35) feet
- Free standing light poles shall not exceed twenty (20) feet in height

The conditions of the zoning designation provide increased compatibility with the adjacent residential areas, as the building height will be limited to a maximum of 35 feet and any free standing lights on the site will be limited to a maximum height of 20 feet, instead of the permitted 25 feet. The table below provides a standards comparison of the proposed site plan to the regulations of the LR base zoning district as well as the General Retail (GR) District (in which the requested conditional use is permitted by right).

| Setback | Local Retail District (LR) | General Retail District (GR) | Proposed Site Development Plan |
|---------|----------------------------|------------------------------|--------------------------------|
| Side | 12' | 12' | 60' (minimum) |
| Rear | 20' | 20' | 80' (minimum) |
| Height | 45' max | 100' max | 35' max |

Masonry construction, at a minimum of 50% for each exterior wall, will be provided and each exterior wall will be architecturally treated to bring the building to a pedestrian scale, as required in the LR district.

June 19, 2012
Conditional Use
Permit

Planning and Zoning Commission

Lakeline Sports

**Item:
11A**

Case Number: SDC-12-00001

b. Unduly negatively affect the safety or convenience of vehicular or pedestrian circulation;

The proposed site development plan will extend a five (5) foot sidewalk along the frontage of Old Mill Road, providing a connection to the existing sidewalk to the west and allowing future connection for development east of the tract.

Parking for the use will be provided at a ratio of one space for every 5 persons at maximum occupancy. Based upon information provided by the architect, the maximum occupancy for this site is 212 people. Therefore, the required number of parking spaces is 42. The site development plan provides 65 parking spaces.

The proposed driveway for the site is aligned with the opposing driveway to reduce conflict points between vehicles entering and exiting both sites.

c. Unduly negatively affect an adjacent property or traffic control through the location, lighting or type of a sign.

The site will be permitted a maximum eight (8) foot high berm sign, located a minimum 12 feet off the property line. The proposed location of the sign is outside the sight line area for vehicles exiting the site, thereby negating any affect to traffic control. As required by Code, signage lighting shall be ground lights or lights attached to the bottom of the sign focused upward directly on the sign.

STAFF RECOMMENDATION:

Based upon the information provided above, staff believes the conditional use site development plan as proposed does not negatively affect adjoining tracts, safety and convenience of vehicular or pedestrian circulation, or property or traffic control.

Therefore, staff recommends approval of the conditional use permit for an indoor sports and recreation facility located at 920 Old Mill Road as presented.

PUBLIC NOTICE: May 30, 2012 Cedar Park-Leander Statesman

PUBLIC INPUT: To date, one (1) phone inquiry was received regarding the request.

35

June 19, 2012
Conditional Use
Permit

Planning and Zoning Commission
Lakeline Sports

**Item:
11A**

Case Number: SDC-12-00001

Site Location Map

